



8 Weavers House

Marina, Swansea, SA1 1RU

Asking Price £139,950



FULL DESCRIPTION

ENTRANCE

Communal entrance with lift or stair access to first floor.

HALLWAY

L shaped hallway with tile effect flooring, wall mounted electric heater.

LOUNGE

8'06 x 14'04 (2.59m x 4.37m)

French doors opening onto sit out balcony with partial views of Swansea Marina, tv point , electric heater.

BEDROOM 1

8'08 x 10'02 (2.64m x 3.10m)

Front window, electric heater.

BATHROOM

Fully tiled walls and floor, fitted with step in double shower enclosure, vanity unit housing wash hand basin, W.C.

KITCHEN

6'07 x 9'05 (2.01m x 2.87m)

A range of wall and base units, single stainless steel sink, 4 ring electric hob, washing machine space, under counter fridge freezer space, tiled splashback.

BEDROOM 2

5'08 x 10'07 (1.73m x 3.23m)

Rear window, electric heater.

Externally

Allocated secure parking space.

Leasehold 125 years from 1983

Service charges ££1,694.88 PA

Ground Rent £100 PA

LEASEHOLD

Lease term 125 years from 1983

Service charges ££1,694.88 PA

Ground Rent £100 PA

AREA MAP



FLOOR PLANS



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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